

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Worcester**

State: **MA**

PJ's Total HOME Allocation Received: **\$30,412,075**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	19			
Program Progress:							
% of Funds Committed	98.57 %	97.03 %	6	95.51 %	85	82	
% of Funds Disbursed	95.04 %	91.37 %	4	87.58 %	89	87	
Leveraging Ratio for Rental Activities	4.53	8.12	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	79.67 %	92.03 %	17	82.17 %	29	24	
% of Completed CHDO Disbursements to All CHDO Reservations***	59.89 %	77.04 %	17	71.17 %	25	25	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	71.11 %	82.28 %	19	81.54 %	15	19	
% of 0-30% AMI Renters to All Renters***	30.12 %	51.41 %	19	45.68 %	20	23	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.51 %	97.73 %	9	96.19 %	54	53	
Overall Ranking:			In State:	17 / 19	Nationally:	31 / 37	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,685	\$28,079		\$27,510	405 Units	38.20 %	
Homebuyer Unit	\$13,377	\$16,372		\$15,239	583 Units	54.90 %	
Homeowner-Rehab Unit	\$16,122	\$15,631		\$20,932	73 Units	6.90 %	
TBRA Unit	\$0	\$4,114		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Worcester MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$132,147	\$84,253	\$42,317
State:*	\$154,133	\$104,976	\$23,754
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.14

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	44.2	35.7	54.8	0.0	Single/Non-Elderly:	44.2	25.2	23.3	0.0
Black/African American:	15.9	17.3	5.5	0.0	Elderly:	20.8	4.6	27.4	0.0
Asian:	1.0	3.4	1.4	0.0	Related/Single Parent:	15.4	24.7	15.1	0.0
American Indian/Alaska Native:	2.2	0.7	0.0	0.0	Related/Two Parent:	15.1	42.7	32.9	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.5	2.7	1.4	0.0
American Indian/Alaska Native and White:	0.2	0.2	0.0	0.0					
Asian and White:	0.2	0.3	0.0	0.0					
Black/African American and White:	0.0	0.2	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0					
Other Multi Racial:	1.5	1.5	2.7	0.0					
Asian/Pacific Islander:	0.5	1.5	2.7	0.0					
ETHNICITY:									
Hispanic	34.2	38.9	32.9	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	46.7	16.6	20.5	0.0	Section 8:	25.8	3.9 [#]		
2 Persons:	16.6	14.9	20.5	0.0	HOME TBRA:	0.5			
3 Persons:	14.9	21.1	16.4	0.0	Other:	22.6			
4 Persons:	11.7	24.4	21.9	0.0	No Assistance:	51.1			
5 Persons:	7.7	17.8	13.7	0.0					
6 Persons:	2.2	3.8	2.7	0.0					
7 Persons:	0.2	1.4	2.7	0.0					
8 or more Persons:	0.0	0.0	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			168	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Worcester

State: MA

Group Rank: 31
 (Percentile)

State Rank: 0 / 0 PJs

Overall Rank: 37
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	79.67	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	59.89	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	71.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	99.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.8	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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